

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 4/7/2025 **Meeting Time:** 05:00 PM **Meeting Location:** City Council Chambers, 204 E Main St, Manchester, IA 52057

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
www.manchester-ia.org

City Telephone Number
(563) 927-3636 ext: 1113

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	228,739,041	240,038,343	240,038,343
Consolidated General Fund	1,858,781	1,858,781	1,912,354
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	195,325	195,325	189,369
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	455,875	455,875	393,459
Other Employee Benefits	388,861	388,861	508,584
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	253,721,731	262,104,833	262,104,833
Debt Service	730,366	730,366	770,696
CITY REGULAR TOTAL PROPERTY TAX	3,629,208	3,629,208	3,774,462
CITY REGULAR TAX RATE	15.55175	14.86312	15.45410
Taxable Value for City Ag Land	1,147,164	1,151,514	1,151,514
Ag Land	3,446	3,446	3,459
CITY AG LAND TAX RATE	3.00375	2.99258	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	721	806	11.79
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	3,181	3,603	13.27

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and commercial properties have the same rollback percentage through \$150,000 of actual/assessed valuation.

Reasons for tax increase if proposed exceeds the current:

The increase is due to increases in staffing costs along with increases in operational and maintenance costs for City facilities.

